
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

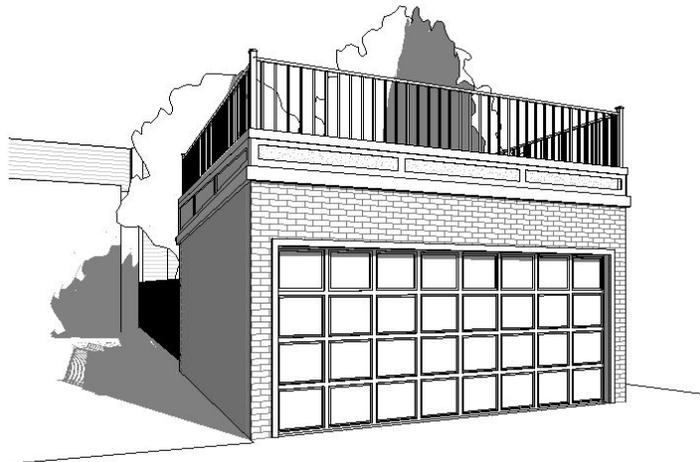
Property Address:	2618 Garfield Street, NW	Agenda
Landmark/District:	Woodley Park Historic District	X Consent Calendar
		Concept Review
Meeting Date:	January 26, 2023	X Permit Review
H.P.A. Number	23-091	X Alteration
		New Construction

On behalf of owners Stephanie Schwartz and Noam Kutler, Chris Williams of Landis Construction seeks the Board’s review to add a roof deck on the garage behind 2618 Garfield Street NW.

The row of houses was developed in 1908 by Harry Wardman without garages, but some were already added by 1916. By 1927, almost all of the properties in the 2600 block of Garfield had a garage, including the subject property. Many of these remain today, although some have been demolished. The alleyscape is not uniform and contains garages with both flat and gable roofs, in connected rows and freestanding. None has a roof deck on it.

Project Description

The project would add a deck atop the garage, accessed by a spiral stair in the rear yard. As seen in the submitted drawings, the deck was initially proposed with a solid railing, sheathed in hardipanel on the exterior faces. In consultation with HPO staff, however, the applicants have agreed to use a thin metal railing and decorative paneling to cover the deck’s structure, as seen below.



Evaluation and Recommendation

The HPO supports the concept with the revised railing design. The transparency the open rail provides is important for views along the alley and as seen through the yard of properties on Calvert Street. The open railing allows the original scale and proportions of the garage to remain legible.

The Woodley Park Community Association's guidelines do not specifically address roof decks on garages. They state that, "garages on alleys should be maintained with the historic character of the alley in mind" and that changes within alleys "should strive to preserve the historic character of the neighborhood. Indeed, some alleys or portions of alleys appear much as they did when the neighborhood was built. Greater respect should be paid where the conditions are relatively uniform and intact, and greater scrutiny should be given to proposals for visible change in such circumstances."

The garage at 2618 Garfield dates from the period of significance for the district, but given the character of the alley here, which is not "uniform and intact," the alterations would not detract from the garage's character or disrupt a historic alleyscape. In addition, the Board has approved many such installations in similar alleys on both historic and non-historic garages.

The HPO recommends that the Board approve issuance of a permit for the addition of a roof deck and stairs as compatible with the historic district and consistent with the Act and delegate final approval to staff.

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